HYPOLUXO WEST PROPERTY OWNERS’ ASSOCIATION, INC.

P. O. BOX 540812

LAKE WORTH, FLORIDA 33454-0812

[www.hypoluxowest.com](http://www.hypoluxowest.com)

Dear Homeowner,

Welcome to our community and best of luck in your new home. We hope the information

outlined below, will provide you with a better understanding of our Property Owners

Association.

1. We are a not-for-profit organization and all homeowners holding a deed to a property in Hypoluxo West are members.
2. Members are legally obligated to pay all assessments and abide by the rules and regulations contained in our documents.
3. Some of the things assessment funds pay for are maintenance of our lake and common areas, liability insurance, Directors insurance, taxes, legal fees, office supplies, etc.
4. Directors are elected annually at our Annual Meeting of Members. They must be members of the Association in good standing and have all their assessments paid in full.
5. Directors are obligated to collect assessment fees annually and to file liens against all properties that are delinquent in their assessment payments. The Board must also assist with the safety and well-being of the community.
6. The maximum amount that assessments can be increased is 5% per year. Special assessments require a vote of the membership.
7. Books and records are open to review by appointment, during reasonable business hours.

If we can be of assistance, email us at hypowestpoa@gmail.com or you can reach us by text at 561-702-2420. We look forward to meeting you in the very near future.

Sincerely yours,

The Board of Directors

**Rules For Lake and Common Areas**

1. No Motorized Boating.
2. No Drive Through and No Parking on Common Areas.
3. Use of Common Areas and Lake Prohibited between Sunset and Sunrise unless Permission is Granted by the Board of Directors.
4. No Alcoholic Beverages or Drugs.
5. Common Areas and Lake are for use by residents only in good standing. Guests must be accompanied by a resident.
6. No Littering.
7. All pets must be leashed and owners must clean up waste.
8. No unauthorized motor vehicles are permitted on County roadways within the community.
9. Do not block sidewalks or roadways.
10. Commercial vehicles are not permitted.

\*\*VIOLATORS WILL BE PROSECUTED\*\*

\*\*\*Please Keep It Safe and Clean\*\*\*